

SINGLE FAMILY HOUSING (SFH) CERTIFICATION OF PLANS AND SPECIFICATIONS

I. General : This instruction supplements RD instruction 1924-A

II. **IMPLEMENTATION RESPONSIBILITIES:**

RD Instruction 1924-A states that Rural Housing Service (RHS) will accept final drawings and specifications for housing construction after the documents have been certified as being in conformance with the applicable development standard adopted by RHS. This certification must be in writing by a designated plan certifier. In addition, RD Instruction 1924-A, Section 1924.5(f)(1)(iii)(c) permits RHS to accept the building permit issued by the local community/county provided the State Director determines that the community/county has adopted one of the model building codes and has trained official(s) who review plans and specifications as well as inspect construction for compliance as a requisite for issuing a building permit. The State of Oregon and Oregon RHS have adopted and are using the same development standards.

The RD Technical Support staff confirmed with the State of Oregon Building Codes Agency that local community/county plan review officials review the plans and specifications for building code compliance. These building officials are certified by the State of Oregon to be fully trained to conduct these reviews. Building officials are required to attend periodic training sessions to maintain this expertise.

Since RHS and the State of Oregon are using the same development standard, it is my determination that the issuance of a building permit is acceptance that the plans and specifications are in the conformance with this standard. Thus, you have the option to obtain the written certification or acceptance of the building permit. A copy of the building permit or written certification must be placed in position six of the case file.

In issuing conditional commitments when the building permit will be used rather than plan certification it will be necessary to issue the commitment subject to conditions. On Form RD 1944-11 "Conditional Commitment," under "Other Conditions" you will need to insert language that the conditional commitment is being issued subject to the receipt of a copy of the building permit issued by the local jurisdiction. This, of course, must occur prior to the start of construction.

A copy of the building permit does not cover the site plan, foundation or soil bearing characteristics of the site. The acceptance of plans and specifications for the site plan, foundation and/or soil bearing is still the responsibility of RHS.